

DRAFT

**division I**  
**introduction**



## Purpose / Intent

The Design Guidelines for Planned Development 32 (PD-32) are recommendations for both private and public design and construction, and are a supplement to the California Building Code, Long Beach Municipal Code (LBMC), and PD-32 Development Standards.

These guidelines will be used by the Site Plan Review Committee and Planning Commission of the City of Long Beach (City) and the Douglas Park Design Review Committee (DRC) in the evaluation of development proposals to ensure that the Design Goals and Objectives of PD-32 Development Standards and the intent of these Design Guidelines are met.

The intent of these Design Guidelines shall be to implement the design goals and objectives as stated in the PD-32 Development Standards document. In addition, the following general design intent objectives should be taken into account:

- Establish a design criteria that acknowledges each project's obligation to the public realm.
- Provide design principles for the various Sub Areas in the project, and how they should be developed to create a cohesive whole.
- Combine the best of established planning traditions of Long Beach neighborhoods with the realities of contemporary development and modern life style.
- Strive for a high quality development, and establish a strong sense of community rather than an aggregation of isolated projects.

## **Design Review Process**

These Design Guidelines, along with the Development Standards for PD-32 will be governed by the Design Review Process as described in the PD-32 Development Standards document. Submittals will be reviewed by two entities: the Douglas Park Design Review Committee (DRC) and the Planning Department of the City of Long Beach (City).

The City of Long Beach Site Plan Review Committee may, at its discretion, grant waivers through the Site Plan Review Process to the design guidelines contained in this document, as long as the overall intent of the provisions in this document is maintained.

## **Site Context**

### **Project Location**

The Site rests 5 miles northeast of downtown Long Beach and is framed by Lakewood Blvd. on the east, Carson St. to the north, Lakewood Country Club Golf Course to the west, and the Long Beach Municipal Airport to the south.

Surrounding land uses include two Boeing aircraft production facilities. The Boeing commercial 717 assembly plant and office center located along Lakewood Boulevard, and the Boeing military C-17 facility located southwest of the site and west of the airport. The area immediately north of Carson Street is located within the City of Lakewood and generally includes single family residences in an area referred to as the Lakewood Country Club Estates and the Lakewood Country Club Golf Course. The Lakewood Country Club Golf Course extends to the south of Carson Street and borders the project site to the West. Existing commercial development is located near the intersection of Lakewood Boulevard and Carson Street, as well as west of the Lakewood Country Club Golf Course. Other land uses within the surrounding area include the Sky links Golf Course to the southeast of the site and Long Beach City College to the north and east of the Boeing 717 facility.

### Project Description

The 238 acre plan area located in the City of Long Beach will be designed as a master planned mixed-use project including: residential, public open space, retail, light industrial office, R&D, hotel, aviation related, manufacturing, and ancillary uses. The project will consist of 1,400 residential units of varied densities; a 400 room hotel; 3.3 million square feet of office, light industrial, retail, aviation-related, and manufacturing uses; and 9 acres of public open space. All uses will be designed to be compatible with the site context in terms of scale and adjacency of uses, and will use high quality design features to enhance the surrounding uses such as the Long Beach Municipal Airport, and Lakewood Country Club Golf Course and residential land uses. (See Figure 1).

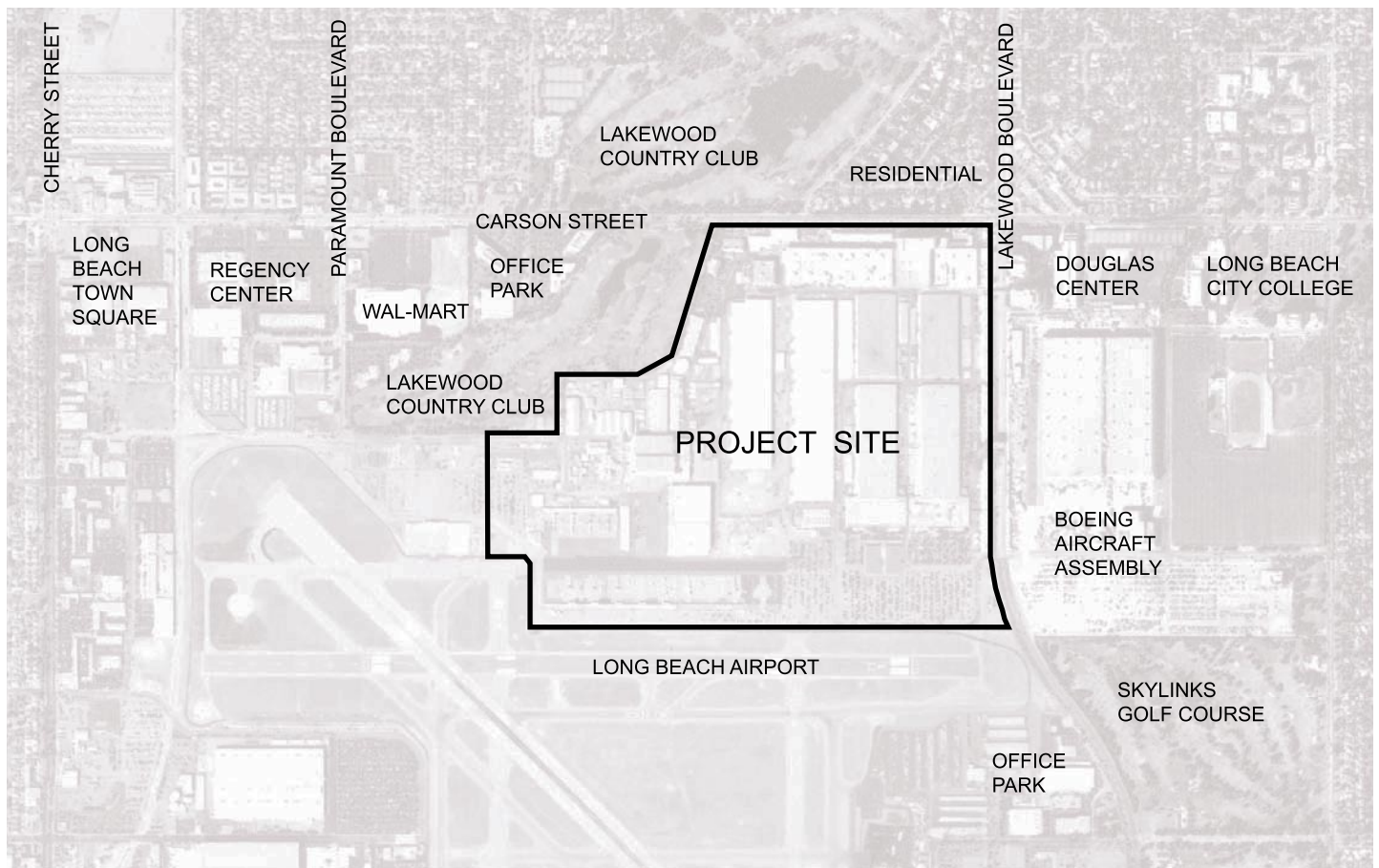


Figure 1: Site Context and Vicinity

## Master Planning Principles

The 238 acre portion of the site located in the City of Long Beach, and formerly used as a Boeing aircraft production facility will be designed to foster a walkable pedestrian-friendly community with streets laid out in a grid pattern that allow multiple routes to each destination; tree-lined sidewalks and parkways; a variety of housing choices; a pedestrian-scaled mixed use retail street; neighborhood parks; and a blend of commercial and industrial uses (See Figures 2 and 3). Refer to PD-32 development standards intent section for a further understanding of master plan principles.

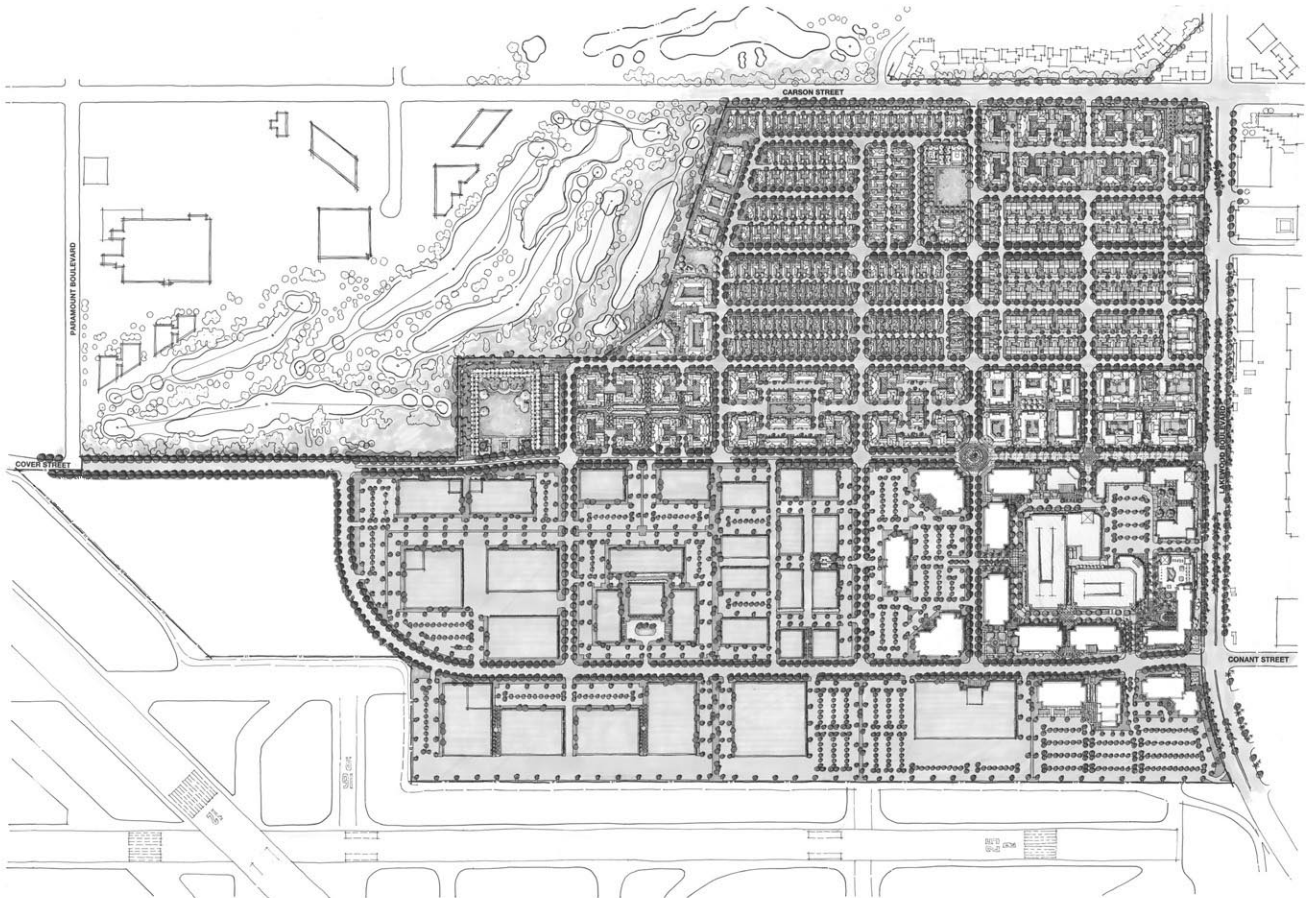
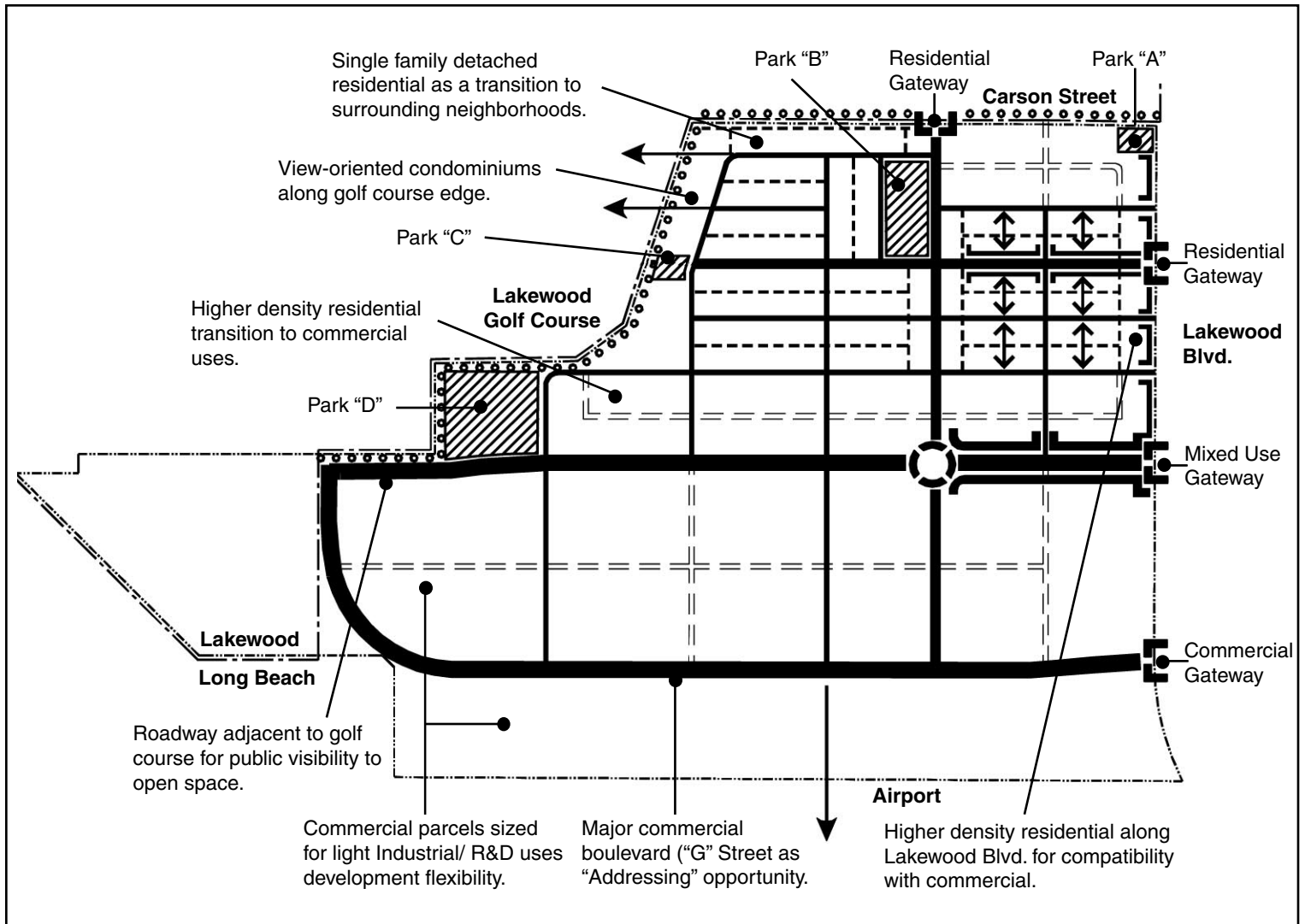



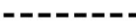
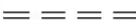





Figure 2: Illustrative Site Plan



-  Mixed Use/ Commercial Collector Streets
-  Residential Collector Streets
-  Residential Local Streets
-  Required Private Alley
-  Preferred Location of Access Streets
-  Class I Bike Route
-  PD Boundary
-  City Boundary




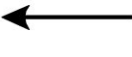



-  Round-a-bout
-  Gateways
-  Parks
-  Pedestrian Easment/View Corridors
-  Landscaped Pedestrian Links (Paseos)
-  Primary Build-To Lines
-  Secondary Build-To Lines

Figure 3 : Master Plan Principles Diagram

